**Bill Summary:** This bill would end homelessness and significantly reduce poverty in America by transforming the Housing Choice Voucher program into a federal entitlement, so that every household who qualifies for assistance would receive it. The bill would also ban housing discrimination based on source of income and veteran status.

**The Need for Legislation:** The U.S. saw a continued increase in the number of people experiencing homelessness since the last pre-pandemic count in 2020, particularly among people experiencing unsheltered homelessness. On any given night, nearly 582,500 people have no other place to sleep than in emergency shelters, on the streets, and other places unfit for human habitation. People of color have been particularly hard hit and continue to experience disproportionate rates of housing instability and homelessness. While Democrats secured substantial new resources to address homelessness through pandemic relief legislation, which helped house over 140,000 people experiencing homelessness, much more is needed.

When it comes to housing, America lacks the equivalent of the food stamps program, which, as a federal entitlement, kicks in as an automatic economic stabilizer to help American families afford food when they experience a sudden, drastic loss of income. By comparison, if someone is experiencing homelessness or housing instability, they essentially have to roll the dice and hope that they are lucky enough to get help; today, 4 out of 5 households who qualify for a Housing Choice Voucher are turned away.

**The Solution:** The Ending Homelessness Act of 2023 provides a comprehensive plan to ensure that every person experiencing homelessness or housing insecurity in America has an affordable place to call home. The bill would:

- expand and transform the Housing Choice Voucher program into a federal entitlement that would be phased in over eight years;
- prohibit landlords from discriminating against renters based on source of income and veteran status;
- appropriate $10 billion in funding over 5 years for the Housing Trust Fund and McKinney Vento grants to fund the creation of permanent affordable housing for people experiencing homelessness;
- provide funding for outreach and case management to connect persons experiencing homelessness to needed services, as well as for technical assistance to help states and local jurisdictions better align their healthcare and housing strategies;
- permanently authorize the McKinney-Vento Homeless Assistance Act, which authorizes the main homeless assistance grant programs under HUD’s jurisdiction; and,
- permanently authorize the U.S. Interagency Council on Homelessness, which serves a critical role in coordinating the overall federal strategy to end homelessness.

All in all, this bill is projected to fund the creation of 410,000 new units of housing for people experiencing homelessness and effectively end widespread homelessness and housing instability. Columbia University researchers also project that this bill would lift 9 million people out of poverty, reduce child poverty by over a third, and decrease racial disparities in poverty rates among Black and White households. For more information, see below:

**Expansion of housing choice voucher program.**
Funding. Appropriates for each of the fiscal years 2024 to 2027 the amount necessary to fund incremental vouchers allocated under this section, annual voucher renewal costs, and administrative fees for vouchers allocated under this section.

Eligible Households. Households are eligible to receive rental assistance under this section if they have incomes at or below half of the extremely low-income threshold or have incomes below the extremely low-income threshold and include a household member who is a recipient of Supplemental Security Income (SSI).

Allocation. HUD will allocate 500,000 vouchers in fiscal year 2024, and 1,000,000 in each calendar year from 2025 through 2027.

Entitlement program for housing choice vouchers.

Entitlement. Beginning in fiscal year 2028, families meeting certain income thresholds will be entitled to receive a Housing Choice Voucher.

Funding. For fiscal year 2028 and each fiscal year after, amounts necessary shall be appropriated from the Treasury to fund the Housing Choice Voucher entitlement program and voucher administrative fees.

Qualified Families. From fiscal year 2028 through fiscal year 2032, families meeting certain income thresholds would become entitled to receive a Housing Choice Voucher.

Continuing Eligibility. A household will be considered eligible for the program established under this section if they were already receiving assistance through the Housing Choice Voucher Program.

Administering Agencies. HUD will encourage and provide for public housing agencies to form regional consortia to administer rental assistance within respective geographic areas, as well as to administer assistance in any area with little to no existing public housing agency jurisdiction.

Small Area Fair Market Rents. Public housing agencies would be required to use small area fair market rents to determine the payment standard for Housing Choice Vouchers to ensure families have the ability to move to or remain in higher cost housing markets.

Project-Basing. A public housing agency may project base Housing Choice Vouchers under the entitlement program and is not limited in the number of vouchers it may project base. A voucher holder living in a project-based voucher unit may, at any time, request a mobile tenant-based voucher.

Security Deposits. An agency can authorize a qualified family to use such assistance for security deposits, broker fees, and application fees relating to obtaining a dwelling unit, except the Secretary can limit the amount of assistance that may be provided. The Secretary can require the return of any amount used for a security deposit when the assisted family is no longer living in the unit.

Administrative Fees. HUD would establish a new administrative fee that reflects local variation in the cost of administering a voucher program and which encourages public housing agencies to expand housing choice for assisted families.

Prohibition of Use Under the Moving to Work Program. The amounts in subsection “Funding” and section 2 cannot be used in connection with Moving to Work Program.

Repeal of ineligibility criteria.

This section would prohibit public housing agencies from screening out voucher applicants or terminating voucher assistance based on a person’s criminal or drug history.

Prohibiting housing discrimination based on source of income and veteran status.

This section would amend the Fair Housing Act of 1968 to add source of income and veteran status as protected classes under the Act. This section also authorizes $137 million over 10 fiscal years to increase State and local fair housing enforcement capacity and authorizes $3 million for a 3-year national media
campaign to raise public awareness of expanded fair housing rights and how to file housing discrimination complaints.

**Funding to address unmet need.**

**Homeless Assistance Funding**

- **Appropriation of Funds.** Appropriates $1 billion annually, not otherwise appropriated for each of the fiscal years 2024 through 2028, for emergency relief grants to address the unmet needs of people experiencing homelessness, particularly in jurisdictions with the highest need.

- **Allocation of Funds.** Instructs the U.S. Department of Housing and Urban Development (HUD) Secretary, in consultation with the U.S. Interagency Council on Homelessness (USICH) to establish a formula for allocating the grant amounts that takes into account the following factors: (A) poverty rates; (B) shortages of affordable and available housing for low, very low, and extremely low income households; (C) the number of overcrowded housing units; (D) the numbers of people experiencing unsheltered and chronic homelessness; and (E) any other factors determined appropriate. Requires that the formula be devised swiftly and that the distribution of grant funding be within 30 days after establishment of the formula.

- **Targeting Chronic Homelessness.** Requires that no less than 75 percent of the funding be used to create new permanent supportive housing (PSH), including capital costs, rental subsidies, and services. Allows the HUD Secretary to waive this requirement if the applicant can demonstrate that they have functionally ended chronic homelessness in their community, or that the PSH currently under development is sufficient to functionally end chronic homelessness once such units are available for occupancy.

- **Administrative Costs.** Allows for no more than five percent of the total amount of the grant to be used for administrative costs.

- **Promoting Housing First.** Directs the HUD Secretary to ensure, to the greatest extent possible, that grantees are using a Housing First approach.

- **Ensuring Long-Term Effectiveness.** Provides that expiring contracts for leasing, rental assistance, or permanent housing funded by this section are eligible for contract renewals funded through the annual appropriations process.

- **Reporting.** Requires the HUD Secretary and USICH to provide reports to Congress on the design and implementation of the grant program as well as semiannual reports on progress being made, including description of the activities funded with the grant amounts. Allows the HUD Secretary to collect any information necessary to comply with the reporting requirements.

**Outreach Funding**

- **Appropriation of Funds.** Appropriates $100 million annually, not otherwise appropriated for each of the fiscal years 2024 through 2028, for grants to provide outreach and coordinate services for people experiencing homelessness.

- **Allocation of Funds.** Directs the HUD Secretary to make the grants on a competitive basis and shall give priority to applicants who submit plans to make innovative and effective use of staff funded with the grant amounts. Requires that the criteria for the competition be devised swiftly and that the distribution of grant funding be within 30 days after establishment of the criteria.

**Housing Trust Fund.**

- **Appropriation of Funds.** Appropriates $1 billion annually, beginning in fiscal year 2024 and each fiscal year thereafter, for the Housing Trust Fund (HTF).

- **Ensuring Affordable Rents.** Limits the tenant rent contribution to 30 percent of adjusted income as defined by section 3(b) of the United States Housing Act of 1937. Directs the HUD Secretary to issue revised regulations within 90 days of enactment of this Act.
• **Ensuring Priority for the People Experiencing Homelessness.** Ensures priority for occupancy for dwelling units created with the first five years of funding be available for people experiencing homelessness as defined in section 103 of the McKinney-Vento Homeless Assistance Act.

**Technical assistance funds to help states and local organizations align health and housing systems.**

• **Appropriation of Funds.** Appropriates $20 million to provide technical assistance (TA) funding for HUD, in collaboration with USICH and the U.S. Department of Health and Human Services (HHS) Secretary, to provide state- and local-level technical assistance in integrating and aligning policies and funding between Medicaid programs, behavioral health providers, and housing providers to creative supportive housing opportunities.

• **Allocation of Funds.** Requires that the priority of TA support shall be for states and localities that have the highest numbers of people experiencing chronic homelessness. Directs HUD to engage state Medicaid directors, governors, state housing and homelessness agencies, and any other relevant offices to assist states in increasing use of their Medicaid programs to finance supportive services for people experiencing homelessness.

**Permanent authorization of appropriations for McKinney-Vento Homeless Assistance Act grants.**

• **Permanent Authorization.** Provides for a permanent authorization of appropriations for McKinney-Vento Homeless Assistance grants.

**Permanent extension of the United States Interagency Council on Homelessness.**

• **Permanent Extension.** Provides for a permanent extension of the U.S. Interagency Council on Homelessness by repealing the current sunset date.

**Eligibility of Private Nonprofit Organizations for Funding.**

• **Private Nonprofit Organizations.** HUD may provide private nonprofit organizations, including faith-based organizations, funding as both eligible grantees and subgrantees under this title.

**Eligibility of Faith-Based Organizations.**

• **Faith-Based Organizations.** The status or possibility of being faith-based may not be the basis of discrimination for any purpose.

**Conforming Amendments.**

• This section makes various conforming amendments to existing statute.

**Funding Priority.**

• This section requires HUD to prioritize the allocation of funds to local communities that have adopted policies that decriminalize homelessness.

**Stakeholder Support:** National Rural Housing Coalition, National ADAPT, National Coalition for the Homeless, Louisiana Fair Housing Action Center, OnTrack WNC, National Low Income Housing Coalition, National Alliance to End Homelessness, Center on Budget and Policy Priorities Catholic Charities USA, Children’s Defense Fund, National Urban League, National Alliance on Mental Illness, National Fair Housing Alliance, National Coalition for Homeless Veterans, National Women’s Law Center, National Leased

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To provide a path to end homelessness in the United States, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Ms. Waters introduced the following bill; which was referred to the Committee on ____________________

A BILL

To provide a path to end homelessness in the United States, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE; TABLE OF CONTENTS.

(a) Short Title.—This Act may be cited as the “Ending Homelessness Act of 2023”.

(b) Table of Contents.—The table of contents for this Act is as follows:

Sec. 1. Short title; table of contents.
Sec. 2. Expansion of housing choice voucher program.
Sec. 3. Entitlement program for housing choice vouchers.
Sec. 4. Repeal of ineligibility criteria.
Sec. 5. Prohibiting housing discrimination based on source of income.
Sec. 6. Funding to address unmet need.
Sec. 7. Housing Trust Fund.
Sec. 8. Technical assistance funds to help States and local organizations align health and housing systems.
Sec. 9. Permanent authorization of appropriations for McKinney-Vento Homeless Assistance Act grants.
Sec. 10. Permanent extension of United States Interagency Council on Homelessness.
Sec. 11. Eligibility of private nonprofit organizations for funding.
Sec. 12. Eligibility of faith-based organizations.
Sec. 13. Conforming amendments.
Sec. 14. Funding priority.

SEC. 2. EXPANSION OF HOUSING CHOICE VOUCHER PROGRAM.

(a) FUNDING.—There is appropriated out of any money in the Treasury not otherwise appropriated, for providing incremental voucher assistance in accordance with this section for each of fiscal years 2024 through 2027, the amount necessary to fund—

(1) the number of incremental vouchers required to be allocated under subsection (c);

(2) annual renewals of the vouchers allocated under subsection (c); and

(3) administrative fees for vouchers allocated under subsection (c).

(b) ELIGIBLE HOUSEHOLDS.—Amounts made available under subsection (a) may be used only for providing rental housing assistance under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) for an eligible family who initially—
(1) has an income that does not exceed 50 percent of the maximum income limitation for extremely low-income families established by the Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) pursuant to section 3(b)(2)(C) of the United States Housing Act of 1937; or

(2) is an extremely low-income family that includes an individual who is an individual who is a recipient of supplemental security income benefits under title XVI of the Social Security Act.

(c) ALLOCATION.—

(1) INCREMENTAL VOUCHERS.—The Secretary of Housing and Urban Development shall allocate 500,000 incremental vouchers in fiscal year 2024 and 1,000,000 incremental vouchers in increments of 500,000 in each calendar year from 2025 through 2027 under this section to public housing agencies pursuant to section 213(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 1439).

(2) SELECTION CRITERIA.—The Secretary shall, by notice in the Federal Register, establish selection criteria under such section 213(d) that prioritizes housing needs among families targeted under subsection (b) and severe housing hardship,
such as experiencing homelessness, overcrowding or evictions.

(3) RENTAL ASSISTANCE.—Vouchers allocated under this subsection shall be vouchers for rental assistance under section 8(o) of the United States Housing Act of 1937.

SEC. 3. ENTITLEMENT PROGRAM FOR HOUSING CHOICE VOUCHERS.

(a) ENTITLEMENT.—During fiscal year 2028 and each fiscal year thereafter, any family that is otherwise eligible for tenant-based rental assistance under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) shall be entitled to such rental assistance in accordance with this section during such period that such family meets the requirements under subsection (c) or (d) as a qualified family.

(b) FUNDING.—For fiscal year 2028 and each fiscal year thereafter, there is appropriated out of any money in the Treasury not otherwise appropriated the amount necessary—

(1) to provide assistance under section 8(o) of the United States Housing Act of 1937 in accordance with the entitlement under subsection (a) of this section for each qualified family in the amount determined under such section 8(o); and
(2) to provide administrative fees under such section 8(q), as modified pursuant to subsection (i) of this section, in connection with each voucher for assistance provided pursuant to paragraph (1) of this subsection.

(c) QUALIFIED FAMILIES.—For purposes of this section, the term “qualified family” means the following:

(1) FISCAL YEAR 2028.—For fiscal year 2028, a family that meets the requirements under section 2(b) of this Act.

(2) FISCAL YEAR 2029.—For fiscal year 2029, a family having an income that—

(A) meets the requirements under section 2(b) of this Act; or

(B) does not exceed 75 percent of the maximum income limitation for extremely low-income families established by the Secretary pursuant to section 3(b)(2)(C) of the United States Housing Act of 1937.

(3) FISCAL YEAR 2030.—For fiscal year 2030, an extremely low-income family.

(4) FISCAL YEAR 2031.—For fiscal year 2031, a very low-income family.
(5) Fiscal Year 2032 and After.—For fiscal year 2032 and each fiscal year thereafter, a low-income family.

(d) Continuing Eligibility.—A family shall meet the requirements under this subsection as a qualifying family if the family—

(1) does not meet the requirements under subsection (c); and

(2) was initially assisted under this section or section 2 of this Act and continues to be assisted.

(e) Repeal of Income Targeting Requirement.—Effective October 1, 2030, section 16 of the United States Housing Act of 1937 (42 U.S.C. 1437n) is amended by striking subsection (b).

(f) Administering Agencies.—

(1) Regional Consortia.—The Secretary shall encourage and provide for public housing agencies to form regional consortia to administer the program for rental assistance under this section with respect to geographical areas.

(2) PHA Designation.—The Secretary shall designate a public housing agency to administer assistance under this section in any area where no existing public housing agency has jurisdiction or where no agency with jurisdiction is adequately ad-
ministering such assistance, subject to public com-
ment and after consultation with States, public
housing agencies, local governments, Indian tribes,
and tribally designated housing agencies.

(g) USE OF SMALL AREA FAIR MARKET RENTS.—
Paragraph (1) of section 8(o) of the United States Hous-
ing Act of 1937 (42 U.S.C. 1437f(o)(1)) is amended—

(1) in subparagraph (B), by striking “subpara-
graph (D)” and inserting “subparagraphs (D) and
(F)”;
and

(2) by adding at the end the following new sub-
paragraph:

“(F) USE OF SMALL AREA FAIR MARKET
RENTS.—Effective for fiscal year 2024 and
each fiscal year thereafter, the area fair market
rents used for purposes of subparagraph (B)
shall be established by the Secretary for zip code
areas.”.

(h) PROJECT-BASING.—

(1) IN GENERAL.—Notwithstanding subpara-
graph (A) of paragraph (13) of section 8(o) of the
United States Housing Act of 1937 (42 U.S.C.
1437f(o)(13)(A)), a public housing agency admin-
istering assistance under this section may enter into
agreements to attach such assistance to a project in accordance with such paragraph, except that—

(A) a qualified family residing in a dwelling unit so assisted may at any time opt to use such assistance on a tenant-based basis for a different dwelling unit and, upon such a move, the public housing agency shall provide the qualified family with tenant-based rental assistance under this section; and

(B) subparagraph (B) of such section 8(o)(13) (relating to percentage limitation) shall not apply with respect to assistance under this section.

(2) PERCENTAGE LIMITATION.—For purposes of section 8(o)(13)(B) of the United States Housing Act of 1937, all families assisted by a public housing agency under this section shall be counted as authorized units for the agency.

(i) SECURITY DEPOSITS.—

(1) AUTHORITY.—An agency administering assistance under this section may authorize a qualified family assisted under this section to use such assistance for security deposits and broker and application fees relating to obtaining a dwelling unit, except that the Secretary may establish a limitation on the
amount of such assistance used pursuant to this
subsection and for each authorized purpose under
this subsection.

(2) Recapture.—The Secretary shall require
the return to the Secretary of any amounts used for
a security deposit with respect to a dwelling unit
upon the termination of the residence in such unit
by an assisted family.

(j) Administrative Fees.—Notwithstanding the
administrative fee with respect to tenant-based assistance
in effect on October 1, 2023, pursuant to section 8(q) of
the United States Housing Act of 1937 (42 U.S.C.
1437f(q)), the Secretary shall, by regulation, establish a
new administrative fee for such assistance, applicable to
fiscal year 2024 and thereafter, that reflects local vari-
ation in the cost of administering a well-run housing
choice voucher program and which encourages public
housing agencies to expand housing choice for assisted
families and increase the rate at which families issued
vouchers use them successfully to lease housing.

(k) Prohibition of Use Under Moving to Work
Program.—None of the amounts made available by sub-
section (b) of this section or by section 2 of this Act may
be used under, to carry out, or otherwise in connection
with the Moving to Work demonstration program author-
ized by section 204 of the Departments of Veterans Af-
fairs and Housing and Urban Development and Inde-
pendent Agencies Appropriations Act, 1996 (Public Law
104–134; 110 Stat. 1321), as expanded by section 239
of the Transportation, Housing and Urban Development,
and Related Agencies Appropriations Act, 2016 (division
L of Public Law 114–113; 129 Stat. 2897) or any other
provision of law.

(l) DEFINITIONS.—For purposes of this section, the
following definitions shall apply:

(1) INDIAN TRIBE; TRIBALLY DESIGNATED
HOUSING AGENCY.—The terms “Indian tribe” and
“tribally designated housing agency” have the mean-
ings given such terms in section 4 of the Native
American Housing Assistance and Self-Determi-

(2) LOW-INCOME FAMILY; VERY LOW-INCOME
FAMILY; EXTREMELY LOW-INCOME FAMILY.—The
terms “low-income family”, “very low-income fam-
ily”, and “extremely low-income family” have the
meanings given such terms in section 3(b) of the
United States Housing Act of 1937 (42 U.S.C.
1437a(b)).

(3) PUBLIC HOUSING AGENCY.—The term
“public housing agency” has the meaning given such
term in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)).

(4) SECRETARY.—The term “Secretary” means the Secretary of Housing and Urban Development.

(5) STATE.—The term “State” has the meaning given such term in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)).

SEC. 4. REPEAL OF INELIGIBILITY CRITERIA.

(a) UNITED STATES HOUSING ACT OF 1937.—Effective October 1, 2027, section 6 of the United States Housing Act of 1937 (42 U.S.C. 1437d) is amended—

(1) in subsection (q)(1), by adding at the end the following new subparagraph:

“(D) INAPPLICABILITY.—This subsection shall not apply to applicants for, or families assisted under, the entitlement program for housing choice vouchers under section 3 of the Ending Homelessness Act of 2023.”; and

(2) in subsection (s), by striking “or assisted housing program”.

(b) QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.—The Quality Housing and Work Responsibility Act of 1998 is amended—

(1) in section 576 (42 U.S.C. 13661)—
(A) by inserting “covered” before “federally assisted housing” each place such term appears; and

(B) by adding at the end the following new subsection:

“(f) DEFINITION OF COVERED FEDERALLY ASSISTED HOUSING.—The term ‘covered federally assisted housing’ has the meaning given the term ‘federally assisted housing’ in section 579, except that the former term shall not include housing specified in subsection (a)(2)(B) of such section.”; and

(2) in section 577(a) (42 U.S.C. 13662(a)), by adding after and below paragraph (2) the following new flush material:

“This subsection shall not apply to applicants for, or families assisted under, the entitlement program for housing choice vouchers under section 3 of the Ending Homelessness Act of 2023.”.

SEC. 5. PROHIBITING HOUSING DISCRIMINATION BASED ON SOURCE OF INCOME.

(a) IN GENERAL.—The Fair Housing Act (42 U.S.C. 3601 et seq.) is amended—

(1) in section 802 (42 U.S.C. 3602), by adding at the end the following:

“(p) ‘Source of income’ includes—
“(1) current and future use of a tenant- or project-based housing voucher under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f) and any form of Federal, State, or local housing assistance provided to a person or family or provided to a housing owner on behalf of a person or family, including rental vouchers, rental assistance, down payment assistance, other homeownership assistance, assistance to cover housing costs, and other rental and homeownership subsidies, or guarantees or financial assistance provided through government and nongovernment organizations, including both receipt of such assistance and compliance with its terms thereof;

“(2) income received as a monthly benefit under title II of the Social Security Act (42 U.S.C. 401 et seq.), as a supplemental security income benefit under title XVI of the Social Security Act (42 U.S.C. 1381 et seq.), or as a benefit under the Railroad Retirement Act of 1974 (45 U.S.C. 231 et seq.) or income provided through Federal, State, or local governments or nongovernment organizations, or through any public or State-supported general or disability income assistance program or the terms of such income;
“(3) income received by court order, including spousal support and child support;

“(4) any payment from a trust, guardian, conservator, co-signer, or relative; and

“(5) any other source of income or funds, including savings accounts and investments.”;

(2) in section 804 (42 U.S.C. 3604)—

(A) by inserting “source of income,” after “familial status,” each place that term appears;

and

(3) in section 805 (42 U.S.C. 3605)—

(A) in subsection (a), by inserting “source of income,” after “familial status,”; and

(B) in subsection (c), by inserting “source of income,” after “handicap,”;

(4) in section 806 (42 U.S.C. 3606), by inserting “source of income,” after “familial status,”;

(5) in section 807 (42 U.S.C. 3607), by adding at the end the following new subsection:

“(c) Nothing under this title shall be construed to prohibit any entity from providing a preference for veterans or based on veteran status in the sale or rental of a dwelling or in the provision of services or facilities in connection therewith.”;
(6) in section 808(e)(6) (42 U.S.C. 3608(e)(6)), by inserting “source of income,” after “handicap;”; and

(7) in section 810(f) (42 U.S.C. 3610(f)), by striking paragraph (4) and inserting the following:

“(4) During the period beginning on the date of enactment of the Ending Homelessness Act of 2023 and ending on the date that is 40 months after such date of enactment, each agency certified for purposes of this title on the day before such date of enactment shall, for purposes of this subsection, be considered certified under this subsection with respect to those matters for which the agency was certified on that date. If the Secretary determines in an individual case that an agency has not been able to meet the certification requirements within this 40-month period due to exceptional circumstances, such as the infrequency of legislative sessions in that jurisdiction, the Secretary may extend such period by not more than 6 months.”.

(b) PREVENTION OF INTIMIDATION IN FAIR HOUSING CASES.—Section 901 of the Civil Rights Act of 1968 (42 U.S.C. 3631) is amended by inserting “source of income (as defined in section 802),” before “or national origin” each place that term appears.
(c) Authorization of Appropriations for Enforcement.—There is authorized to be appropriated for contracts, grants, and other assistance—

(1) $90,000,000 for each of fiscal years 2024 through 2033 for the Fair Housing Initiatives Program under section 561 of the Housing and Community Development Act of 1987 (42 U.S.C. 3616a);

(2) $47,000,000 for each of fiscal years 2024 through 2033 for the Fair Housing Assistance Program under the Fair Housing Act (42 U.S.C. 3601 et seq.); and

(3) $3,000,000 for each of fiscal years 2024 through 2026 to the Secretary of Housing and Urban Development for a carrying out national media campaign to raise public awareness to help individuals understand their expanded rights under the Fair Housing Act and learn how to report incidents of housing discrimination.

SEC. 6. FUNDING TO ADDRESS UNMET NEED.

Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360 et seq) is amended—

(1) by redesignating section 491 (42 U.S.C. 11408; relating to rural housing stability grant program) as section 441;
(2) by redesignating section 592 (42 U.S.C. 11408a; relating to use of FMHA inventory for transitional housing for homeless persons and for turnkey housing) as section 442; and

(3) by adding at the end the following new subtitle:

“Subtitle E—Emergency Funding To Address Unmet Need

“SEC. 451. FUNDING TO ADDRESS UNMET NEEDS.

“(a) DIRECT APPROPRIATIONS.—There is appropriated out of any money in the Treasury not otherwise appropriated for each of fiscal years 2024 through 2028, $1,000,000,000, to remain available until expended, for emergency relief grants under this section to address the unmet needs of homeless populations in jurisdictions with the highest need.

“(b) FORMULA GRANTS.—

“(1) ALLOCATION.—Amounts appropriated under subsection (a) for a fiscal year shall be allocated among collaborative applicants that comply with section 402, in accordance with the funding formula established under paragraph (2) of this subsection.

“(2) FORMULA.—The Secretary shall, in consultation with the United States Interagency Council
on Homeless, establish a formula for allocating grant amounts under this section to address the unmet needs of homeless populations in jurisdictions with the highest need, using the best currently available data that targets need based on key structural determinants of homelessness in the geographic area represented by a collaborative applicant, which shall include data providing accurate counts of—

“(A) the poverty rate in the geographic area represented by the collaborative applicant;

“(B) shortages of affordable housing for low-, very low-, and extremely low-income households in the geographic area represented by the collaborative applicant;

“(C) the number of overcrowded housing units in the geographic area represented by the collaborative applicant;

“(D) the number of unsheltered homeless individuals and the number of chronically homeless individuals; and

“(E) any other factors that the Secretary considers appropriate.

The formula shall provide priority to (i) collaborative applicants for which the local governments, within the area served by the applicant, have adopted local
policies, such as through zoning and regulation, that
leverage the private sector’s participation to provide
housing that is reserved and affordable to low-, very
low-, and extremely low-income households, as de-
defined by the Secretary, for a minimum term of 15
years, and (ii) collaborative applicants for which the
local governments have adopted policies that de-
criminalize homelessness. The Secretary shall estab-
lish by regulation the process and manner that local
governments will be evaluated. The Secretary shall
ensure that local governments are not incentivized or
otherwise rewarded for eliminating or undermining
the intent of zoning regulations or other regulations
or policies that establish fair wages for laborers, en-
sure health and safety of buildings for residents and
the general public, protect fair housing, establish en-
vironmental protections, establish standards for re-
siliency, prevent tenant displacement, or any other
requirements that the Secretary determines it is in
the public interest to preserve.

“(3) GRANTS.—For each fiscal year for which
amounts are made available under subsection (a),
the Secretary shall make a grant to each collabo-
rative applicant for which an amount is allocated
pursuant to application of the formula established
pursuant to paragraph (2) of this subsection in an amount that is equal to the formula amount determined for such collaborative applicant.

“(4) TIMING.—The funding formula required under paragraph (2) shall be established by regulations issued, after notice and opportunity for public comment, not later than 6 months after the date of enactment of this section.

“(e) USE OF GRANTS.—

“(1) IN GENERAL.—Subject to paragraphs (2) through (4), a collaborative applicant that receives a grant under this section may use such grant amounts only for eligible activities under section 415, 423, or 441(b).

“(2) PERMANENT SUPPORTIVE HOUSING REQUIREMENT.—

“(A) REQUIREMENT.—Except as provided in subparagraph (B), each collaborative applicant that receives a grant under this section shall use not less than 75 percent of such grant amount for permanent supportive housing, including capital costs, rental subsidies, and services.

“(B) EXEMPTION.—The Secretary shall exempt a collaborative applicant from the appli-
ability of the requirement under subparagraph (A) if the applicant demonstrates, in accordance with such standards and procedures as the Secretary shall establish, that—

“(i) chronic homelessness has been functionally eliminated in the geographic area served by the applicant; or

“(ii) the permanent supportive housing under development in the geographic area served by the applicant is sufficient to functionally eliminate chronic homelessness once such units are available for occupancy.

The Secretary shall consider and make a determination regarding each request for an exemption under this subparagraph not later than 60 days after receipt of such request.

“(3) LIMITATION ON USE FOR ADMINISTRATIVE EXPENSES.—Not more than 5 percent of the total amount of any grant under this section to a collaborative applicant may be used for costs of administration.

“(4) HOUSING FIRST REQUIREMENT.—The Secretary shall ensure that each collaborative applicant that receives a grant under this section is imple-
menting, to the extent possible, and will use such
grant amounts in accordance with, a Housing First
model for assistance for homeless persons.

“(d) RENEWAL FUNDING.—Expiring contracts for
leasing, rental assistance, or permanent housing shall be
treated, for purposes of section 429, as expiring contracts
referred to in subsection (a) of such section.

“(e) REPORTING TO CONGRESS.—

“(1) ANNUAL REPORTS.—Not later than the ex-
piration of the 12-month period beginning upon the
first allocation of amounts made after the date of
the enactment of this Act pursuant to subsection
(b)(1), and annually thereafter, the Secretary and
the United States Interagency Council on Homeless-
ness shall submit a report to the Committees on Fi-
nancial Services and Appropriations of the House of
Representatives and the Committees on Banking,
Housing, and Urban Affairs and Appropriations of
the Senate providing detailed information regarding
the grants made under this section during the pre-
ceding year, the activities funded with such grant
amounts, and the impact of such activities on the
communities where such activities took place.

“(2) COLLECTION OF INFORMATION BY SEC-
RETARY.—The Secretary shall require each collabo-
rative applicant that receives a grant under this sec-
tion to submit such information to the Secretary as
may be necessary for the Secretary to comply with
the reporting requirement under paragraph (1).

“SEC. 452. OUTREACH FUNDING.

“(a) DIRECT APPROPRIATION.—There is appro-
priated out of any money in the Treasury not otherwise
appropriated for each of fiscal years 2024 through 2028,
$100,000,000, to remain available until expended, to the
Secretary for grants under this section to provide outreach
and coordinate services for persons and households who
are homeless or formerly homeless.

“(b) GRANTS.—

“(1) IN GENERAL.—The Secretary shall make
grants under this section on a competitive basis only
to collaborative applicants who comply with section
402.

“(2) PRIORITY.—The competition for grants
under this section shall provide priority—

“(A) to collaborative applicants who sub-
mit plans to make innovative and effective use
of staff funded with grant amounts pursuant to
subsection (c);

“(B) to collaborative applicants for which
the local governments, within the area served by
the applicant, have adopted local policies, such as through zoning and regulation, that leverage the private sector’s participation to provide housing that is reserved and affordable to low-, very low-, and extremely low-income households, as defined by Secretary, for a minimum term of 15 years; and

“(C) to collaborative applicants for which the local governments have adopted policies that decriminalize homelessness.

The Secretary shall establish by regulation the process and manner that local governments will be evaluated. The Secretary shall ensure that local governments are not incentivized or otherwise rewarded for eliminating or undermining the intent of zoning regulations or other regulations or policies that establish fair wages for laborers, ensure health and safety of buildings for residents and the general public, protect fair housing, establish environmental protections, establish standards for resiliency, prevent tenant displacement, or any other requirements that the Secretary determines it is in the public interest to preserve.

“(c) USE OF GRANTS.—A collaborative applicant that receives a grant under this section—
“(1) may use such grant amounts only for providing case managers, social workers, or other staff who conduct outreach and coordinate services for persons and households who are homeless or formerly homeless; and

“(2) shall not use grant amounts for any law enforcement purposes.

“(d) TIMING.—The Secretary shall establish the criteria for the competition for grants under this section required under subsection (b) by regulations issued, after notice and opportunity for public comment, not later than 6 months after the date of enactment of this section.”.

SEC. 7. HOUSING TRUST FUND.

(a) FUNDING.—

(1) ANNUAL FUNDING.—There is appropriated, out of any money in the Treasury not otherwise appropriated, for each of fiscal years 2024 through 2028, $1,000,000,000, to remain available until expended, which shall be credited to the Housing Trust Fund established pursuant to section 1338 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (12 U.S.C. 4568) for use under such section.

(2) PRIORITY FOR HOUSING THE HOMELESS.—
(A) PRIORITY.—During the first 5 fiscal years that amounts are made available under this subsection, the Secretary of Housing and Urban Development shall ensure that priority for occupancy in dwelling units described in subparagraph (B) that become available for occupancy shall be given to persons and households who are homeless (as such term is defined in section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302)).

(B) COVERED DWELLING UNITS.—A dwelling unit described in this subparagraph is any dwelling unit that—

(i) is located in housing that was at any time provided assistance with any amounts from the Housing Trust Fund referred to paragraph (1) that were credited to such Trust Fund by such paragraph; or

(ii) is receiving assistance described in paragraph (2) with amounts made available under such paragraph.

(b) TENANT RENT CONTRIBUTION.—

(1) LIMITATION.—Subparagraph (A) of section 1338(c)(7) of the Federal Housing Enterprises Fi-

(A) by striking “except that not less than 75 percent” and inserting the following: “except that—

“(i) not less than 75 percent”;

(B) by adding at the end the following new clause:

“(ii) notwithstanding any other provision of law, all rental housing dwelling units shall be subject to legally binding commitments that ensure that the contribution toward rent by a family residing in the dwelling unit shall not exceed 30 percent of the adjusted income (as such term is defined in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b))) of such family; and”.

(2) REGULATIONS.—The Secretary of Housing and Urban Development shall issue regulations to implement section 1338(c)(7)(A)(ii) of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992, as added by the amendment made by paragraph (1)(B) of this section, not later than
the expiration of the 90-day period beginning on the
date of the enactment of this Act.

SEC. 8. TECHNICAL ASSISTANCE FUNDS TO HELP STATES
AND LOCAL ORGANIZATIONS ALIGN HEALTH
AND HOUSING SYSTEMS.

(a) FUNDING.—There is hereby made available to the
Secretary of Housing and Urban Development
$20,000,000, to remain available until expended, for pro-
viding technical assistance under section 405 of the
McKinney-Vento Homeless Assistance Act (42 U.S.C.
11361(b)) to integrate and coordinate assistance provided
under the McKinney-Vento Homeless Assistance Act (42
U.S.C. 11301 et seq.) with health care funded by Federal
programs, in collaboration with the United States Inter-
agency Council on Homelessness and the Secretary of
Health and Human Services.

(b) USE.—In allocating amounts made available by
subsection (a), the Secretary shall seek to—

(1) assist States and localities in integrating
and aligning policies and funding between Medicaid
programs, behavioral health providers, and housing
providers to create supportive housing opportunities;
and

(2) engage State Medicaid program directors,
Governors, State housing and homelessness agencies,
any other relevant State offices, and any relevant
local government entities, to assist States in increasing
use of their Medicaid programs to finance sup-
portive services for homeless persons.
(c) PRIORITY.—In using amounts made available
under this section, the Secretary shall give priority—

(1) to use for States and localities having the
highest numbers of chronically homeless persons;
and

(2) to assist localities that have adopted local
policies, such as through zoning and regulation, that
leverage the private sector’s participation to provide
and make housing affordable for low-, very low-, and
extremely low-income household, as defined by the
Secretary, for a minimum of 15 years. The Sec-
retary shall establish by regulation the process and
manner that local governments will be evaluated.
The Secretary shall ensure that local governments
are not incentivized or otherwise rewarded for elimi-
nating or undermining the intent of zoning regula-
tions or other regulations or policies that establish
fair wages for laborers, ensure health and safety of
buildings for residents and the general public, pro-
tect fair housing, establish environmental protec-
tions, establish standards for resiliency, prevent ten-
ant displacement, or any other requirements that the Secretary determines it is in the public interest to preserve.

SEC. 9. PERMANENT AUTHORIZATION OF APPROPRIATIONS FOR MCKINNEY-VENTO HOMELESS ASSISTANCE ACT GRANTS.

Section 408 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11364) is amended to read as follows:

“SEC. 408. AUTHORIZATION OF APPROPRIATIONS.

“There are authorized to be appropriated to carry out this title such sums as may be necessary for each fiscal year.”

SEC. 10. PERMANENT EXTENSION OF UNITED STATES INTERAGENCY COUNCIL ON HOMELESSNESS.

Section 209 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11319) is hereby repealed.

SEC. 11. ELIGIBILITY OF PRIVATE NONPROFIT ORGANIZATIONS FOR FUNDING.

Notwithstanding any other provision of law, the Secretary of Housing and Urban Development shall provide that private nonprofit organizations (as such term is defined in section 401 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360)) that are eligible entities (as such term is defined in such section 401), including faith-based such organizations that are eligible entities,
shall be eligible for assistance made available or authorized by this Act or by the amendments made by this Act (but not including assistance under section 452 of the McKinney-Vento Homeless Assistance Act, as added by section 3 of this Act), and shall be eligible to be subgrantees for entities receiving amounts made available or authorized by this Act or by the amendments made by this Act.

SEC. 12. ELIGIBILITY OF FAITH-BASED ORGANIZATIONS.

Notwithstanding any other provision of law, in determining eligibility for assistance made available by this Act or the amendments made by this Act or for which appropriations are authorized by this Act or the amendments made by this Act, the status of an entity as faith-based or the possibility that an entity may be faith-based may not be a basis for any discrimination against such entity in any manner or for any purpose.

SEC. 13. CONFORMING AMENDMENTS.

The table of sections in section 101(b) of the McKinney-Vento Homeless Assistance Act is amended—

(1) in the item relating to title II, by striking “INTERAGENCY COUNCIL ON THE HOMELESS” and inserting “UNITED STATES INTERAGENCY COUNCIL ON HOMELESSNESS”; and

(2) by striking the item relating to section 209;
(3) in the item relating to section 491, by striking “491” and inserting “441”;
(4) in the item relating to section 492, by striking “492” and inserting “442”; and
(5) by inserting before the item relating to title V the following:

“Subtitle E—Emergency Funding To Address Unmet Need

“Sec. 451. Funding to address unmet needs.
“Sec. 452. Outreach funding.”.

7 SEC. 14. FUNDING PRIORITY.

In selecting entities to receive amounts authorized to be appropriated by this Act and amounts made available by this Act, the Secretary of Housing and Urban Development shall provide priority to entities serving areas for which the local governments having jurisdiction have adopted policies that decriminalize homelessness.